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Doc#: 2113420237 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/14/2021 09:15 AM Pg: 1 of 4

Dec ID 20210401691584
ST/CO Stamp 0-160-534-032 ST Tax \$1,099.00 CO Tax \$549.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Paul W. Horner and Fumi Horner
3618 Walters Ave.
Northbrook, IL 60062

PT21-69208 (12)

(The Above Space for Recorder's Use Only)

THE GRANTORS Paul W. Horner and Fumi Horner, husband and wife, of 3618 Walters Ave., Northbrook, IL 60062 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Evan Epstein and Pamela Epstein, husband and wife, of 2223 W. McLean, Chicago, IL 60647, not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

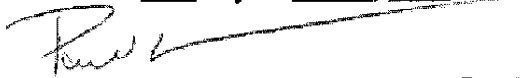
Permanent Index Number(s): 04-07-401-052-0000

Property Address: 3618 Walters Ave., Northbrook, IL 60062

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: general real estate taxes not due and payable at the time of Closing and the items set forth on Exhibit B attached hereto and made a part hereof.

Dated this 30th day of March, 2021.



Paul W. Horner



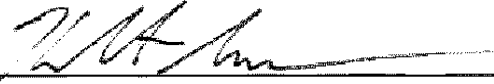
Fumi Horner

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Paul W. Horner and Fumi Horner personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30th day of March, 2021.



Notary Public



THIS INSTRUMENT PREPARED BY
Margaret Sauser
Law Offices of Margaret F. Sauser LLC
360 S. Waukegan, Suite C
Deerfield, IL 60015

MAIL TO:

Debra B. Yale
Law Office of Debra B. Yale
630 Dundee Road
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Evan Epstein
3618 Walters Ave.
Northbrook, IL 60062

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EXHIBIT A LEGAL DESCRIPTION

Lot 13 in Garden Court Subdivision, being a resubdivision in the Southeast 1/4 of Section 7,
Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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Exhibit B

PERMITTED EXCEPTIONS

1. Building line 30 feet on the South line of the land as shown on the plat of subdivision.
2. Building line 25 feet on the West line of the land as shown on the plat of subdivision.
3. Easement for public utilities and drainage over the East and West 10 feet of the land, as shown on the plat of said subdivision.
4. Easement for public utilities and drainage over the North 5 feet of the land, as shown on the plat of said subdivision.
5. Encroachment of the brick walk and patio and 1 foot wide brick wall located mainly on the land onto the easement as shown on the plat of survey dated December 12, 2012 by Morris Engineering, Inc. and further referenced on the survey dated March 10, 2021 by Exacta Land Surveyors, LLC NOTE: Proper Title will insure over said encroachment on the Owners and Loan Policies.